

AN ORDINANCE **2016-10-20-0842**

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

\* \* \* \* \*

**WHEREAS**, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

**WHEREAS**, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 6.55 acres out of NCB 18313 from "C-2" Commercial District to "R-6" Residential Single-Family District.


**SECTION 2.** A description of the property is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

**SECTION 3.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 - 491.

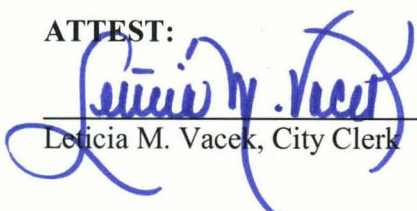
**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective the 30<sup>th</sup> day of October 2016.

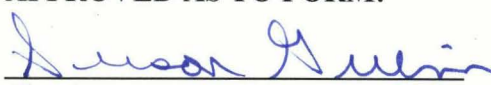
**PASSED AND APPROVED** this 20<sup>th</sup> day of October 2016.

  
M A Y O R  
Ivy R. Taylor

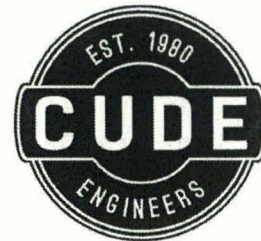
ATTEST:

  
\_\_\_\_\_  
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney  
for

<b>Agenda Item:</b>	<b>Z-12 ( in consent vote: P-4, Z-12 )</b>						
<b>Date:</b>	10/20/2016						
<b>Time:</b>	02:26:16 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2016236 (Council District 7): An Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "R-6" Residential Single-Family District on 6.58 acres out of NCB 18313, located in the 7400 Block of Tezel Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16068)						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x				x
Rebecca Viagran	District 3	x					
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x			x	
Ron Nirenberg	District 8		x				
Joe Krier	District 9	x					
Michael Gallagher	District 10		x				



6.554 ACRE TRACT  
BEXAR COUNTY, TEXAS  
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### METES AND BOUNDS DESCRIPTION

Being a 6.554 acre tract of land lying in the Maria G. de los Santos Survey No. 82, Abstract No. 664, County Block 4446, New City Block 18313, San Antonio, Bexar County, Texas, same being a tract of land called 6.580 acres described in a Warranty Deed with Vendor's Lien to Sharp Ventures, LLC, dated July 12, 2007, and recorded in Volume 12996, Page 1489, Official Public Records of Bexar County, Texas; said 6.554 acre tract being more particularly described as follows:

- BEGINNING :** At a 60D nail found in the north line of Silent Oaks (a 60-foot wide right-of-way at this point) of Sterling Oaks Subdivision, Unit 1, recorded in Volume 9502, Page 106, Deed and Plat Records of Bexar County, Texas, for the southwest corner of Lot 42 of Sterling Oaks Subdivision, Unit 2, recorded in Volume 9506, Page 29, Deed and Plat Records of Bexar County, Texas, and the southeast corner of the herein described 6.554 of an acre tract;
- Thence:** S89°34'15"W (Record - N86°28'47"W, 115.00'), along a north right-of-way line of the aforementioned Silent Oaks, a distance of 115.00 feet to a 1/2" iron rod found for a point of curvature of a curve to the right;
- Thence:** an arc distance of 7.85 feet with said curve to the right having a radius of 5.00 feet, a delta angle of 90°00'00", and a chord which bears N45°25'45"W, a distance of 7.07 feet to a 1/2" iron rod found for a northeast corner of the aforementioned Silent Oaks and an interior corner of the herein described 6.554 acre tract;
- Thence:** S89°34'15"W (Record - N86°28'47"W, 50.00'), continuing along a north line of the aforementioned Silver Oaks, a distance of 50.00 feet to a 1/2" iron rod found for a point of curvature of a curve to the left, a northwest corner of said Silent Oaks and an interior corner of the herein described 6.554 acre tract;
- Thence:** an arc distance of 7.85 feet with said curve to the left having a radius of 5.00 feet, a delta angle of 90°00'00", and a chord which bears S44°34'15"W, a distance of 7.07 feet to a 1/2" iron rod found for a point of tangency of the aforementioned Silent Oaks and of the herein described 6.554 acre tract;
- Thence:** S89°34'15"W (Record - N86°28'47"W, 95.37'), continuing along a north line of the aforementioned Silent Oaks, a distance of 95.37 feet to a 1/2" iron rod set with plastic cap stamped "CUDE" for a point of curvature of a curve to the right;

## Exhibit A

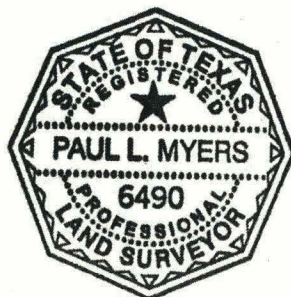
- Thence: an arc distance of 39.48 feet with said curve to the right having a radius of 25.00 feet, a delta angle of 90°29'25", and a chord which bears N45°11'02"W, a distance of 35.51 feet to a 1/2" iron rod set with plastic cap stamped "CUDE" in the east right-of-way line of Tezel Road for a point of tangency of the herein described 6.554 acre tract;
- Thence: N00°03'41"E (Record - N04°00'38"E, 861.79'), along the east right-of-way line of the aforementioned Tezel Road, a distance of 855.71 feet to a 1/2" iron rod set with plastic cap stamped "CUDE" for the southwest corner of Lot 1, Block 7 of the Malone Business Park, Unit 1, a subdivision recorded in Volume 9521, Page 215, Deed and Plat Records of Bexar County, Texas, and the northwest corner of the herein described 6.554 acre tract;
- Thence: N89°43'21"E (Record - S85°20'12"E, 376.44'), leaving the east right-of-way line of the aforementioned Tezel Road, along the south line of the aforementioned Lot 1, a distance of 376.43 feet to a 1/2" iron rod found in a west line of the aforementioned Sterling Oaks Subdivision, Unit 2 for the southeast corner of said Lot 1 and the northeast corner of the herein described 6.554 acre tract;
- Thence: S07°13'54"W (Record - S11°10'41"W, 670.92'), along the west lines of the aforementioned Sterling Oaks Subdivision, Unit 2, a distance of 671.13 feet to a 1/2" iron rod found for an angle point, and S00°43'08"E (Record - S03°31'32"W, 214.78'), a distance of 214.76 feet to the POINT OF BEGINNING, and containing 6.554 acres of land.

- Notes: 1. Basis of Bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).  
 2. (Record - ), Record calls taken from Volume 12996, Page 1489, Official Public Records of Bexar County, Texas.

STATE OF TEXAS  
 COUNTY OF BEXAR

I, Paul L. Myers, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my supervision in August thru October 2016.

Date 17<sup>th</sup> day of October 2016.



*Paul L. Myers*  
 Paul L. Myers  
 Registered Professional Land Surveyor  
 No. 6490 - State of Texas

Project No. 03038.000  
 Date: October 17, 2016  
 P.L.M.